



Utah Department of Transportation

Right of Way Contract

Fee Simple Acquisition

Project No: MP-0182(6)	Parcel No.(s): 186D:A, 186D:2A, 186D:S, 186D:ST
Job/Proj / Auth No: 71074	Pin No: 7703
Project Location: MVC; Salt Lake County PM	
County of Property: SALT LAKE	Tax ID / Sidwell No: 20-15-400-008
Property Address: 6402 W 6200 S WEST VALLEY UT, 84118	
Owner / Grantor (s): West Valley City, a Utah municipal corporation	
Owner's Address: 3600 Constitution Blvd, West Valley, UT, 84119	
Primary Phone:	Owner's Home Phone: Owner's Work Phone:

IN CONSIDERATION of the foregoing and other considerations hereinafter set forth, it is mutually agreed by the parties as follows:

The Grantor hereby agrees to convey and sell by Quit Claim Deed a parcel(s) of land known as parcel number(s) 186D:A, 186D:2A, 186D:S, 186D:ST for transportation purposes. This contract is to be returned to: Maurine L. Bachman (Consultant), Right of Way Agent c/o Utah Department of Transportation, Right of Way Division, 4501 South 2700 West, Box 148420, Salt Lake City, Utah 84114-8420.

1. Grantor will transfer property free of all liens and encumbrances except recorded easements.
2. Grantor agrees to transfer property free of all debris and any hazardous materials (including paint or other household products.)
3. Grantor shall leave the property in the same condition, as it was when this contract was signed. No work, improvement, or alteration will be done to the property other than what is provided for in this agreement. Grantor agrees to maintain the property until the Department takes possession.
4. If this acquisition is a total purchase, a key deposit will be retained in the amount of 1% or a negotiated amount until the keys are delivered to the Department. If delivered to the Department in an unacceptable condition, the amount to correct the condition shall be used from the deposit to cover the cost of clean up or necessary repairs.
5. All fixtures are to remain with the property including lighting, plumbing, heating, and air conditioning.
6. Grantor agrees to pay any and all taxes assessed against this property to the date of closing.
7. The Department shall pay the Grantor and or other parties of interest for the real property in the deed(s) and/or easement(s) referenced above.
8. "Transportation Purposes" is defined as follows: The public use for which the property or property right is being acquired herein, may include but is not limited to the following possible uses: the construction and improvement of a highway, which may include interchanges, entry and exit ramps, frontage roads, bridges, overpasses, rest areas, buildings, signs and traffic control devices, placement of utilities, clear zones, maintenance facilities, detention or retention ponds, environmental mitigation, maintenance stations, material storage, bio fuel production, slope protections, drainage appurtenance, noise abatement, landscaping, transit, and other related transportation uses.
9. The Grantor(s) is aware that Utah Code Ann. Sect. 78B-6-520.3 provides that in certain circumstances, the seller of property which is being acquired for a particular public use, is entitled to receive an offer to repurchase the property at the same price that the seller received, before the property can be put to a different use. Grantor(s) waives any right grantor may have to repurchase the property being acquired herein, and waives any rights Grantor(s) may have under Utah Code Ann. Sect. 78B-6-520.3.
10. Grantor shall indemnify and hold harmless Grantee from and against any and all claims, demands and actions, including costs, from lien holders or lessees of the property.

Additional Terms:

Total Selling Price \$496,000.00



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Maurine L. Bachman (Consultant) /
Acquisition Agent

Date

Dian McGuire / Team Leader

Date

Approved by Director of Right of Way

Date

**Grantor understands this agreement is an option
until approved by the Director of Right of Way.**

Grantor's Initials

Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date